

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

**CAPITAL DEVELOPMENT FUND  
SUMMARY OF REVENUES AND EXPENDITURES  
AND OTHER FINANCING SOURCES & USES**

	<u>FY 2015-16 Actual</u>	<u>FY 2016-17 Actual</u>	<u>FY 2017-18 Budgeted</u>	<u>FY 2017-18 Estimated</u>	<u>FY 2018-19 Adopted</u>
<b>Revenues:</b>					
Intergovernmental	\$0	\$0	\$0	\$0	\$0
Interest on investments	1,076	119,768	360,900	488,700	415,300
Bond/financing proceeds	0	34,999,828	0	0	0
Miscellaneous	125,676	37,160	13,664	21,666	61,686
Sub Total Revenues	<u>\$126,752</u>	<u>\$35,156,756</u>	<u>\$374,564</u>	<u>\$510,366</u>	<u>\$476,986</u>
<b>Expenditures:</b>					
Personnel services	\$0	\$0	\$0	\$0	\$0
Materials & services	0	398,066	0	0	0
Capital outlay	881,703	917,085	36,113,069	4,420,432	19,351,330
Sub Total Expenditures	<u>\$881,703</u>	<u>\$1,315,151</u>	<u>\$36,113,069</u>	<u>\$4,420,432</u>	<u>\$19,351,330</u>
Revenues Over/Under Expenditures	(\$754,951)	\$33,841,605	(\$35,738,505)	(\$3,910,066)	(\$18,874,344)
<b>Other financing sources (uses):</b>					
Transfers in	\$786,735	\$2,148,763	\$2,623,743	\$2,165,743	\$627,085
Transfers out	(32,291)	0	(83,899)	(83,899)	0
Total Other Financing Sources (Uses):	<u>\$754,444</u>	<u>\$2,148,763</u>	<u>\$2,539,844</u>	<u>\$2,081,844</u>	<u>\$627,085</u>
Net Change in Fund Balance	(\$507)	\$35,990,368	(\$33,198,661)	(\$1,828,222)	(\$18,247,259)
<b>Fund Balance/Working Capital</b>					
Beginning of Year	<u>243,020</u>	<u>242,514</u>	<u>36,232,882</u>	<u>36,232,882</u>	<u>34,404,660</u>
<b>Fund Balance (Contingency)/Working Capital</b>					
End of Year	<u>\$242,513</u>	<u>\$36,232,882</u>	<u>\$3,034,221</u>	<u>\$34,404,660</u>	<u>\$16,157,401</u>

This fund accounts for major remodeling, construction or purchase of civic facilities. The significant fund balance is dedicated to building the Public Safety Center.

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<b>FUND:</b> 301 CAPITAL DEVELOPMENT	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
	<b>DEPARTMENT HEAD:</b> CHERYL TWETE

**Program Goal:**

The Capital Development Fund provides for acquisition and development of civic, cultural and Capital Improvement Program (CIP) project facilities. Activities funded include: (1) acquisition of properties that are of strategic value to the city's vision and plans; (2) project design and construction; and (3) outreach regarding proposed projects.

Relevant Council Goals that this fund supports are:

- Goal #1: Preserve and enhance our sense of community*
- Goal #2: Use City resources efficiently to ensure long-term financial stability*
- Goal #3: Continue to plan for, improve and maintain the City's infrastructure*
- Goal #4: Provide responsive, cost-effective service to the community*
- Goal #5: Assure a safe and healthy community*
- Goal #6: Manage growth and respond to change consistent with maintaining a livable, full-service city*
- Goal #7: Maintain Beaverton as a regional leader in cooperative efforts with other agencies and organizations*

City Council Priorities for 2018 that this fund supports include:

- *Create a sidewalk fund for sidewalk construction projects*
- *Incorporate goals and objectives of the Active Transportation Plan into the City's Capital Improvement Plan, Transportation System Plan, Development Code, and Engineering Design Manual*
- *Create affordable housing toolkit*
- *Develop a longer term Transportation Capital Improvement Plan*

**Capital Improvement programs affiliated with this fund:**

- 3509 Public Safety Center
- 3513 Property Acquisition Program
- 3514 Old Town Parking Garage
- 3518 Canyon Road Alternative Bike Network
- 3519 Canyon Road Intersection Improvement
- 3520 Downtown Beaverton Wayfinding Project
- 3521 Beaverton Center for the Arts
- 3522 City Park Fountain Improvements

REQUIREMENTS	FY 2015-16 ACTUAL	FY 2016-17 ACTUAL	FY 2017-18 BUDGETED	FY 2018-19 PROPOSED	FY 2018-19 ADOPTED
POSITION					
MATERIALS & SERVICES	\$0	\$398,066	\$0	\$0	\$0
CAPITAL OUTLAY	881,703	917,085	36,113,069	19,351,330	19,351,330
TRANSFERS	32,291	0	83,899	0	0
DEBT SERVICE					
CONTINGENCY	0	0	3,034,221	16,157,401	16,157,401
<b>TOTAL</b>	<b>\$913,994</b>	<b>\$1,315,151</b>	<b>\$39,231,189</b>	<b>\$35,508,731</b>	<b>\$35,508,731</b>

**Funding Sources:**

	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2018-19
Beginning Working Capital	\$243,020	\$242,514	\$36,232,882	\$34,404,660	\$34,404,660
Miscellaneous Revenues	126,753	156,929	374,564	476,986	476,986
Transfer from General Fund	786,735	2,148,763	2,623,743	627,085	627,085
Bond Sale Proceeds	0	34,999,828	0	0	0

The amount in the contingency category represents unappropriated excess of resources over expenditure requirements. Refer to Statement of Financial Policies for the use of this fund.

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**2016 Beaverton Community Vision Actions that this fund supports include:**

- Item #1: Expand neighborhood and district branding.*  
Support the Downtown Beaverton Wayfinding Project.
- Item #12: Involve neighborhoods in improvement planning.*  
Community involvement is part of project development including, but not limited to, the following programs: Public Safety Center, Downtown Beaverton Wayfinding Project, and Beaverton Center for the Arts.
- Item #47: Implement solutions to reduce highway, road congestion.*  
Examples include the Canyon Road Alternative Bike Network and Canyon Road Intersection Improvement programs.
- Item #50: Expand paths and trails and connect to major destinations.*  
An example is the Canyon Road Alternative Bike Network.
- Item #52: Use signals and traffic calming to improve safety.*  
An example is the Canyon Road Intersection Improvement.
- Item #53: Install bikeways along major commuter routes.*  
An example is the Canyon Road Alternative Bike Network and installation of sharrows on various streets as part of the larger alternate network of bike routes.
- Item #63: Add benches, restrooms, bike racks and fountains.*  
Identify and plan for installation at key locations a recognizable, vibrant, walkable mixed-use downtown as feasible.
- Item #71: Develop an arts and culture center.*  
Programming, design, due diligence, and fund-raising are ongoing for a Beaverton Center for the Arts located at The Round.
- Item #92. Assemble real estate to support economic growth.*  
Assemble a real estate portfolio to support and facilitate economic growth.
- Item #100. Add shopping and entertainment near neighborhoods.*  
Facilitate dining, shopping, entertainment and recreation in and around neighborhoods.
- Item #101. Create balanced housing options at all price levels.*  
Develop a housing strategy and action plan to ensure balanced housing options for all needs including executives, families, seniors and a diverse workforce.
- Item #102. Integrate affordable housing in multiple neighborhoods.*  
Integrate affordable housing into diverse area neighborhoods (as opposed to clustering) and develop strategies to facilitate micro-housing on existing home lots.
- Item #103. Site high-density development near transit and services.*  
More than 250 housing units recently constructed in Old Town area of downtown taking advantage of nearby services and mass-transit

**2017 Community Development Department Priorities this program supports include:**

- Priority #1: Beaverton Central Creekside Redevelopment and The Round*
- Priority #3: Economic Development Strategy Implementation*
- Priority #4: Complete Active Transportation Plan and Transportation Funding Strategy*
- Priority #5: Affordable Housing Development*

**Fund Objectives:**

- Objective #1: Continue to implement the Civic Plan Central City Strategy
- Objective #2: Continue to implement the Creekside District Master Plan
- Objective #3: Acquire real estate that is strategic to Civic and Creekside plan implementation
- Objective #4: Facilitate creation of plans and designs for real property and public facilities
- Objective #5: Provide opportunities for the community to learn about and provide feedback on proposed projects.
- Objective #6: Prepare projects for transition to development and construction

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**Program Objectives:**

To support due diligence, project design, acquisition, and construction of public projects. Specific program descriptions are provided in within the 'FY 2017-2018 Action Plan' section, below.

**Progress on the FY 2017-18 Action Plan**

- 3509 Public Safety Center (Ongoing)
- 3513 Property Acquisition Program (Ongoing)
- 3518 Canyon Road Alternative Bike Network (Ongoing)
- 3519 Canyon Road Intersection Improvement (Ongoing)
- 3521 Beaverton Center for the Arts (Ongoing – programming, fund raising, and design)
- 3522 City Park Fountain Improvements (Ongoing)

**FY 2018-19 Action Plan**

**Listed by Program and affiliated Capital Improvement Program project number with name and project description:**  
Capital Development Fund projects for FY 2018-19 are listed below along with relevance to Community Development Department and Public Works Priorities, Capital Improvement Program Priorities, Beaverton Community Vision Actions, the Civic Plan, and the Creekside District Master Plan as follows:

- 3509 Public Safety Center (Ongoing – due diligence, acquisition, programming, and design)  
Support due diligence, project design, and construction for a new Police Station with Emergency Management. In November 2016, Beaverton voters approved a ballot measure to construct a modern, earthquake resistant police and emergency management building. Beaverton’s public safety center will consolidate police services, move police facilities out of a flood zone, and meet residents’ needs for the next 30 years:
  - Build to critical-facility standards
  - Private areas for crime victims and juveniles
  - Onsite storage for property and evidence—eliminating need for offsite rented space
  - Flexible design for future growth
  - Community meeting rooms
  - Emergency Operations Center, with modern equipment, that is ready for emergency response during major wind, storm, flood and other events
- 3513 Property Acquisition Program (Ongoing – identification and evaluation of properties, due diligence, negotiations, purchase agreements, close of sales.) Acquire properties that are of strategic value to the city’s vision and plans.
- 3518 Canyon Road Alternative Bike Network (Completed – design and construction) Support due diligence, project design, and construction  
Various bike and sidewalk improvements on Millikan Way (Hocken - Lombard), Hocken Avenue (Millikan - Canyon) and Broadway (Canyon - 117th). The City committed to completing this project as part of the MTIP application for the Canyon Road improvements contained in CIP 3519A. Funded 50% General Fund and 50% Street Fund. Tied to CIP 3519A Canyon Road Intersection Improvements MTIP.
- 3519A Canyon Road Intersection Improvement (Ongoing - design)  
To support due diligence, project design, and construction  
This Metro Transportation Improvement Plan project is intended to address safety, connectivity, and accessibility issues on 4,900 feet of Canyon Road (OR8) between SW Hocken Avenue and SW Short Street. The project will upgrade intersections at Hocken Avenue and Cedar Hills Boulevard as well as reconstruct Canyon Road from west of Hocken Avenue to Short Street. Improvements include sidewalks, pedestrian crossings, lighting, and signalization. The sidewalk crossing on Beaverton Creek may also be widened. The project requires extensive coordination with ODOT, the agency that has jurisdiction of Canyon Road. A bike route alternative to Canyon Road is contained in CIP 3518. Improvements to Hocken Avenue on the south side of Canyon Road are included in CIP 3408. CIP 3408 has been incorporated into CIP 3519A. Funded 50% General Fund and 50% Street Fund.

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- 3521 Beaverton Center for the Arts (Ongoing –design, and permitting)  
To support due diligence, project design, and construction  
The inter-departmental project team is led by the Development Division of the Community Development Department and Center for the Arts staff to support the community vision idea of a permanent home for arts and culture in Beaverton. The Beaverton Center for the Arts (BCA) is a proposed public private partnership to develop a multifunctional arts facility, with a 550 seat theater, educational space, art gallery, and meeting/event space. In FY 2018-19, the project team will complete design and development review for the BCA while the Arts Program staff and Beaverton Arts Foundation work to raise the private funds necessary to commence construction.
  
- 3522 City Park Fountain Improvements (Ongoing – select consultant and begin design)  
To support project design and construction  
Repair and replace elements within the fountain and relocate the underground plumbing and controls within an existing vault to an above ground structure located adjacent to the fountain. Funding for construction is deferred beyond FY 18-19.

The revenue and expenses for each project are separately budgeted in the Capital Projects Fund. Many of the revenue sources are inter-fund transfers or grants. There are likely references to some of these projects in those other funds.

**Performance Outcomes and Program Trends:**

FY 2017-18 was another significant year for development in Beaverton. Our community continues its transition from its previous suburban character into that of a complete community with a true mixed-use downtown core and healthy, quality residential neighborhoods and commercial centers. The city is instrumental in facilitating this transformation and many of the projects included in the capital development fund support that effort.